K 1760

WARRANTY DEED

For and in consideration of the sum of $5.00 — - - - -

- - - - - Five and No/100 - - - - - - - - - - DOLLARS

cash in hand paid by William L. Scott and wife, Adelyne B. Scott, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We/ Orville Zickler and wife, Berta Lee Zickler have bargained and sold, and by these presents do transfer and convey unto the said - - William L. Scott and wife, Adelyne B. Scott, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 17 on the Revised Plan of B. E. Woodard's Warner Park Subdivision of record in Book 1130, page 87, Register's Office for said County.
Said Lot No. 17 fronts 125 feet on the westerly side of East Brookfield Drive, as measured around a slight curve, and runs back between lines, 323.5 feet on the north line and 452.2 feet on the south line to a dead line measuring 295 feet thereon.
Being the same property conveyed to Orville Zickler by deed from B. E. Woodard, Trustee, of record in Book 1758, page 595, said Register's Office.
This conveyance is made subject to restrictions of record in Book 1358, page 149; and in Book 1357, page 600, and in Book 1643, page 633, and in Book 1644, page 535; also the following restrictions which shall be covenants running with the land, binding on the Grantee, their heirs and assigns until January 1, 1970; the house must be not less than 90 feet across the front including garage and porches and the house is to set back not closer than 150 feet from East. Brookfield Drive.
The plan in Book 1130, page 87, shows a 100 foot set-back line from East Brookfield Drive and a 10 foot easement along the rear for public utilities.

It is understood and agreed, that William L Scott & Wife, Adelyne B Scott is to pay B.E.Woodard, Trustee for the privilege of a water tap $150.00

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William L. Scott and wife, Adelyne B. Scott, their heirs and assigns, forever.

And we do covenant with the said William L. Scott and wife, Adelyne B. Scott that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1949 taxes which the grantees assume and agree to pay, same having been prorated as of September 1st, 1949.

And we, Orville Zickler and wife, Berta Lee Zickler do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William L. Scott and wife, Adelyne B. Scott, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of October, 1949

Orville Zickler
Berta Lee Zickler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Frances Conde, a Notary Public in and for said County and State, the within named Orville Zickler and wife, Berta Lee Zickler the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of October, 1949

My commission expires [illegible] Mrs. Frances Conde
Notary Public

MRS. FRANCES CONDE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOSTER & PARKS CO., NASHVILLE

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